



Spacious Detached House in Chojna with Rental and Mixed-Use Potential

578,000 € (2,450,000 PLN)

Year built 2004 11 Rooms ~641 m²

Description

Spacious Detached House with Flexible Use in Chojna

A detached, two-storey residential building with an attic, set on a **1,503 m²** irregularly shaped plot in Chojna. The property offers a **total area of 641 m²** and a **usable area of 623 m²**, making it an excellent choice for a large family home, guest accommodation, or a property with potential for mixed use.

Originally designed as a home for the owners with service activity on-site, the building currently serves as a residential property with the possibility of renting out rooms. A change of use is also possible.

Key features

- Detached house
- Built in **2004**
- Very good standard and condition
- Two independent entrances
- Two terraces
- 4 parking spaces
- Garden
- Fireplace
- Garage
- Monitoring
- Internet
- Connected utilities: electricity, 400V power, gas
- PVC windows and wooden doors
- Multi-pitched roof covered with ceramic roof tiles
- Ridge height: **8.05 m**

Building structure

- Concrete foundation
- 25 cm ceramic block walls
- Reinforced concrete ceiling

Layout

Ground floor

Residential part – 134.8 m² - Hallway + stairs - Separate kitchen: **14.2 m²** - Living room + dining area: **39.7 m²** - Winter garden - Bedroom - Bathroom - Bedroom - Walk-in wardrobe - WC

Utility part – 17.8 m² - Fuel storage - Boiler room - WC

Service part – 263.3 m² - Exercise room: **88.9 m²** - Communication area - Recreation room - Relaxation room - Back room - Social room - Utility room - Staff WC - Men's

changing room and washroom - Men's WC - Sauna WC - Sauna: **16.2 m²** - Women's WC - Women's washroom - Women's changing room - Solarium

Attic

Residential part – 80.7 m² usable area

(**111 m² floor area**) - Hallway - 4 rooms - Bathroom - WC

Service part – 144.9 m² usable area

(**217.8 m² floor area**) - Exercise room - 3 offices - Living room - Utility room - WC - Communication area - Stairs

Additional information

The proximity to the border creates a strong opportunity to rent rooms to employees working on the German side of the border. This is a versatile property with significant potential for residential and rental use in a convenient location.

Details

Detached House for Sale

- **Property type:** House
- **Former price:** PLN 2,480,000
- **Total area:** 641 m²
- **Plot area:** 1,503 m²
- **Plot shape:** Irregular
- **Usable area:** 623 m²
- **Ownership of plot:** Freehold
- **House type:** Detached
- **Year built:** 2004
- **Standard:** Very good
- **Building condition:** Very good
- **Wall material:** Brick
- **Kitchen type:** Separate
- **Kitchen area:** 14.2 m²

- **Bathrooms:** 4
- **Bathroom areas:** 10.3 m², 9.2 m², 7.2 m², 7.5 m²
- **WC:** 7
- **WC areas:** 1.8 m², 2.1 m², 2.5 m², 2.4 m², 1.5 m², 2.5 m², 2.5 m²
- **Room areas:** 39.7 m², 14.5 m², 14.6 m², 32 m², 16.2 m², 10.4 m², 23 m², 12 m², 10.3 m², 14.1 m², 9.8 m², 50.3 m², 10 m², 22.8 m²
- **Number of floors including ground floor:** 1

Utilities and equipment - Electricity - 400V power supply - Gas connected - Internet - Fridge - Washing machine - Gas stove - Dishwasher - Monitoring system -

Ceramic roof tiles - Garage - Garden - washing machine, WC, washbasin,
Walk-in wardrobe - Fireplace - Terrace - 2 shower, bathtub - Microwave oven
terraces - Bathroom fittings: window,

Property features

Gas Garage Garden Wardrobe Fireplace Terrace Cellar Elevator

Königsberg in der Neumark

Chojna is a historic town close to the border. With half-timbered lanes, a market square and a rich retail scene, it offers urban charm along with short routes to Germany.

Note

- The first photo in our gallery has been lightly edited to illustrate how the property could look – for example with a different wall colour. The following images show the actual condition of the property.
- The price shown in euros corresponds to the price in złoty, but due to exchange rate fluctuations it is always an approximate value. Our listings always also state the price in złoty, as requested by the seller.

Notes on Polish real estate practices:

- Limited location information: in Poland it is common practice for property listings not to disclose the exact address of the property.
- Floor plans: detailed floor plans are not always provided in listings.

As a real estate agency, we offer comprehensive support to our clients. We represent you as the buyer.

We work with vetted partners (property valuation, tax and legal advice, sworn translations, renovation of properties in need of refurbishment).

For investment properties, we can also take care of property management.

Personal support – transparent, competent, and in English.

Dream Estate

#423200

Dream Estate Team